

ENVIRONMENTAL PERFORMANCE

As part of the 2019 reporting initiative, SL Green evaluates its environmental performance metrics for greenhouse gas emissions and energy, water, and waste consumption. These metrics utilize assessment standards consistent with industry best practices and incorporate information from all SL Green owned and directly operated buildings within the New York City metro area. Greenhouse gas emissions have been calculated per World Resources Institute's (WRI) GHG Protocol. The environmental performance data has been [externally assured](#) by a third party.

A total of 24 buildings, representing 18,723,079 square feet, are included in the below portfolio analysis. In last year's report, a total of 37 buildings, representing 21,140,794 square feet, were included in the portfolio analysis. Fourteen buildings were sold between the beginning of 2018 and the end of 2019 (360 Hamilton Avenue, Landmark Square 1-7, 1010 Washington Boulevard, 100 Summit Lake Drive, 1055 Washington Boulevard, 200 Summit Lake Drive, 500 Summit Lake Drive, and 521 Fifth Avenue). One building, 2 Herald Square was added. The environmental performance (energy, water, waste and emissions) of the Portfolio for 2019 has been compared with 2017 and 2018. The methodologies of data collection were similar between these three years. Compared to previous years, improved data availability from the utility companies servicing our portfolio resulted in an increase in tenant steam and natural gas use included in scope 3 calculations. In addition, the refrigerant emissions were calculated using actual leakage or a minimum of 0.5% per LEED O+M requirements.

2019 Building List:

10 East 53 rd Street	1350 Avenue of the Americas	555 West 57 th Street
100 Church Street	1515 Broadway	625 Madison Avenue
110 East 42 nd Street	2 Herald Square	635 Avenue of the Americas
110 Greene Street	220 E 42 nd Street	641 Avenue of the Americas
100 Park Avenue	304 Park Avenue	711 Third Avenue
11 Madison Avenue	420 Lexington Avenue	750 Third Avenue
1185 Avenue of the Americas	461 Fifth Avenue	810 Seventh Avenue
125 Park Avenue	485 Lexington Avenue	919 Third Avenue

Energy Consumption

The SL Green portfolio has an energy use intensity of 87.47 kBtu/sf between January 1, 2019 and December 31, 2019 as opposed to 94.13 kBtu/sf from 2018. SL Green's portfolio decreased overall energy consumption from 2018 to 2019 by 103,251 MWh. The energy consumed by SL Green properties' base building services from available data between January 1, 2019 and December 31, 2019 was:

Fuels (natural gas, fuel oil)	16,987 MWh
District Services (steam)	176,548 MWh
Electricity	134,464 MWh

The energy consumed by SL Green tenants between January 1, 2019 and December 31, 2019 from available data was:

Fuels (natural gas, fuel oil)	1,275 MWh
District Services (steam)	7,447 MWh
Electricity	143,254 MWh

The total renewable energy consumed at SL Green properties between January 1, 2019 and December 31, 2019 was:

Renewable Energy Produced On Site	0 MWh
Renewable Energy Produced Off Site	22,228 MWh

GHG Emissions

The daily business operations of organizations in the real estate sector generate direct and indirect GHG emissions. These greenhouse gases are widely acknowledged contributors to climate change. To capture SL Green's carbon footprint from January 1, 2019 until December 31, 2019, the WRI GHG Protocol for GHG calculation methodology was utilized. This report covers SL Green's 2019 location-based emissions and does not cover market-based emissions. The data below from 2019 utilizes similar methodology as the [2017](#) and [2018](#) calendar year metrics.

The Scope 1, Scope 2*, and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2019 and December 31, 2019 were:

Scope 1 Emissions (Base building direct energy)	3,809 mtCO ₂ e
Scope 2 Emissions (Base building indirect energy)	76,449 mtCO ₂ e
Scope 3 Emissions (Tenant energy use)	40,087 mtCO ₂ e
Total Combined Scope 1, 2, and 3 Emissions	120,345 mtCO ₂ e
GHG Emissions from Refrigerants (Included in Scope 1)	362 mtCO ₂ e
Greenhouse Gas Emissions Intensity (Scope 1+2)	0.0043 mtCO ₂ e / square foot
Greenhouse Gas Emissions Intensity (Scope 1+2+3)	0.0064 mtCO ₂ e / square foot

*The indirect emissions reduction from renewable energy purchases are not reflected in the Scope 2 emissions number reported above. If the 22,228 MWh of renewable energy credits are incorporated, the Scope 2 emissions will be lowered by 6,411 mtCO₂e.

Water Conservation

The total water consumed by SL Green properties between January 1, 2019 and December 31, 2019 was:

Total Water Consumption	1,367,196 M ³
Water Use Intensity	0.0730 M ³ / square foot

Waste Management

The SL Green portfolio has a waste use intensity for ongoing waste of 0.000577 short tons of total non-hazardous waste per square foot, and an e-waste intensity of 0.0000062 short tons of e-waste per square foot. The total waste* collected from SL Green properties by type between January 1, 2019 and December 31, 2019 were:

Weight of Landfilled Non-Hazardous Waste	6,986 Short Tons
Weight of Recycled Waste	+ 3,814 Short Tons
Total Weight of Non-Hazardous Waste	10,800 Short Tons
Total Weight of Hazardous Waste	116 Short Tons

*Waste values for portfolio based on diversion rates determined through waste vendor reports, except for 2 Herald Square which has been excluded from the metrics as it is tenants are responsible for their own waste disposal.

The non-hazardous waste disposal rates from SL Green properties between January 1, 2019 and December 31, 2019 were:

Recycled	35.3 %
Landfilled	64.7 %